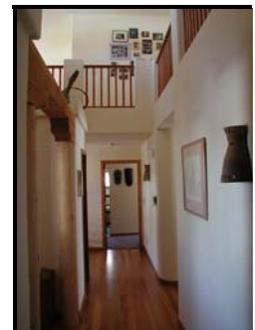




Enter the front door at the quiet end of the cul-de-sac and leave the busy world and friendly neighborhood far behind; curl up in the sunny living room or contemplate nature from the peaceful deck.



3900 PEBBLE BEACH DR.
NORTH RIM OF BOULDER
(303) 444-2792



A UNIQUE HOME

Enjoy uninterrupted views of Boulder's foothills, flatirons and reservoir across the protected greenbelt, from your dining room, living room, bedroom, office or protected deck. Or enjoy how the seasons affect the many micro-environments on a half acre of native flowers, bushes, prairie grasses, mountain trees, vegetable raised beds, fruit trees, grapes & strawberries. An idyllic location: quiet, sunny, incomparable views. Convenient to Boulder, Longmont, Gunbarrel, Westminster – yet feels isolated at the traffic-free end of one of the county's premier upscale neighborhoods.



THE LIVING AREAS AT 3900 PEBBLE BEACH DR.



The organic living center of this home features exposed post-and-beam construction, incorporating local peeled beams and corbels from Taos. The wide plank oak floors throughout the main level harmonize with the rustic pine and fir to lend a natural elegance to this open entertainment area. Whether there is a small family or a large party here, the people, sounds, aromas, sunlight and sight lines flow between the living room, kitchen and dining room.

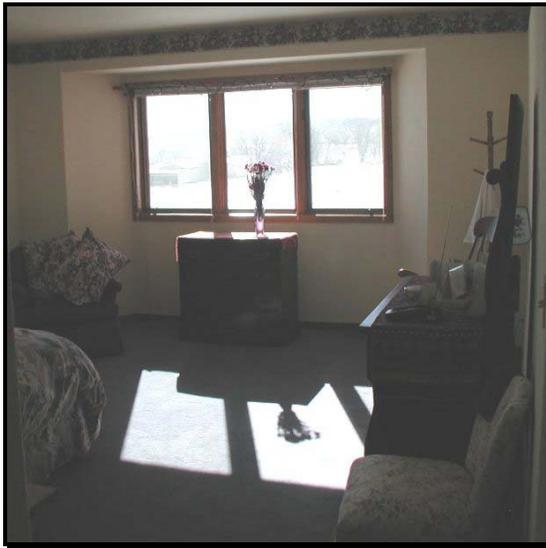
The living room itself stretches along a glass-lined southern exposure, open to the partially covered deck. It features a built-in entertainment center with banco, clean gas Hogan fireplace, pass-through counter to the kitchen, porticos for sculptures and an airy vaulted ceiling.

The over-sized dining room is ample for dinner parties of a dozen, while also convenient to the kitchen for quick snacks. The farmhouse style kitchen includes all modern appliances, lots of counter space and room to move about. The kitchen floor is rugged Saltio tile from Mexico, matching the floors in the bathrooms, laundry and pantry. Counter backsplashes are in Mexican tile, repeating color and pattern themes throughout the house.



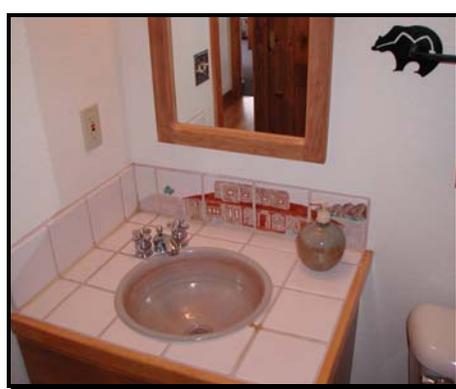
The house was designed by its owners with famed Southwestern architect/builder Randy Hartman. It was carefully planned for comfortable, low maintenance living in harmony with the environment. The Pueblo adobe style flat-roof building is sited low on a gentle hillside, secured with caissons to the bedrock. Passive solar orientation and design features keep the interior warm in the winter and cool in the summer. The central A/C is virtually never needed and the heating bills are minimal. Plumbing is low water consumption and the native grasses require no watering – a simple drip system aids the trees and some of the flowers. Exterior walls are six inches thick and super-insulated. Thermal windows are transparently coated to control sun rays, with functional and stylish overhangs. The home is scaled for relaxed living. Rooms are arranged conveniently and there is no wasted space. The house makes minimal demands on its inhabitants and encourages peace, contemplation and relaxation. It is tuned to modern lifestyles, while incorporating traditional architectural features of the region.

THE MASTER SUITE AT 3900 PEBBLE BEACH DR.



The spacious master bedroom suite is on the ground floor, well removed from the active part of the house. The sleeping area faces the morning sun as well as the southern views. It opens into a brightly tiled master bath with spa tub and glassed in shower. The sinks in the three bathrooms are all hand-thrown and coordinated with the tiles. A large walk-in storage area includes built-in shelves, drawers, cubbies and hanging bars. The sleeping area and storage are carpeted with a purple thick pile, while the master bath and laundry have Saltio tile floors. A laundry and cleaning center is integrated into the master suite.

In the pictures below, you can see the bay window of the laundry room, with natural reed shutters. The tile above the powder-room sink features a hand-painted drawing of the house. The guest bathroom upstairs transforms the tile patterns of the kitchen, laundry and master bath into a lively teak and maroon color scheme. Even the simple, utilitarian rooms of the house carry out the aesthetic feel. Throughout, there are custom fixtures from Sante Fe, crafted touches, fine workmanship and attention to detail.



Elegant, but modest, the home is scaled for comfortable living. It is adaptable to a family that likes to spend time together, a professional couple who prefer to work at home, "empty nesters" who enjoy entertaining guests, or an active retired pair. During extended vacations, this low maintenance house can be locked and left without a care – just cancel the mail.

OFFICE AND GUEST SPACES AT 3900 PEBBLE BEACH DR.

Now come up the open plank stair case to the balcony overlooking the entrance foyer. Here you find the guest suite.



The smaller second floor also houses the main office – designed for working at home, while keeping an eye on the coyotes and hawks, cows and horses, fox and rabbits, eagles and geese; or just for looking up from the computer to appreciate magnificent big sky sunrises or sunsets (depending upon your work habits). Productivity expands in this environment – while stress is a thing of the past. There is a large storage area for supplies and archives off of the office. A smaller office is conveniently off of the living room for those who want to keep in touch with the local activities. Of course, these offices can be used as extra bedrooms as needed.



If you want more room, the unfinished basement is roughed in for an extra bedroom, bath, wet bar and family room. It is a sunny space with a walk-out to the flagstone patio in the back yard, between the rock garden and the lilac trees. Now, it offers good space for construction projects, a sculpture studio and a gym. Leave through here for direct access to open space trails for jogging, hiking or biking (even x-country skiing occasionally). The friendly neighborhood also includes an 18 hole private golf course, tennis courts, and a 30 acre swimming lake.

*Excellent school district: St. Vrain
4 miles north of Boulder
Fan shaped yard: .45 acres
1,952 sf downstairs, 694 up, 879 basement*

